**GOVERNMENT OF ANDHRA PRADESH**
**ABSTRACT**

Municipal Administration & Urban Development Department - Visakhapatnam Metropolitan Region Development Authority –Change of land use from Kambalakonda Eco Sensitive Zone to Mixed Use Zone-2 (BAIA) in Sy.Nos.70/1P, 70/3P, 72/1, 72/2, 72/3, 72/4, 72/5, 72/6, 72/7, 72/8, 72/9,72/10, 73/P & 74/3 of Gambheeram (V), Anandapuram (M), Visakhapatnam District to an extent of 55,660 Sq.Yds. (Or) 46540.50 Sq.Mts (Or) Ac.11.50 Cts- Applied by M/s. Gambheeram Properties, Visakhapatnam represented by Sri K.Umesh - Draft variation - Confirmation - Orders - Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

**G.O.Ms.No.70** **Dated:25.05.2023.**

**Read the following:**

1) From the Metropolitan Commissioner, VMRDA., Visakhapatnam, Letter Rc.No.E-office No.11023/3/2023 (e-2012520), dated.07.03.2023.
2) Govt.Memo.No.2022199/M2/2023, MA&UD (M2) Department, dated.24.03.2023.
3) Notification No.3719, dated.24.03.2023 published in Part-I of Andhra Pradesh Gazette.
4) From the Metropolitan Commissioner, VMRDA., Visakhapatnam, Letter E office No.11023(03)/2023(e-0202520), dated.06.05.2023.

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**O R D E R:**

The Draft Variation to the land use envisaged in the Master Plan for Visakhapatnam Metropolitan Region issued in the Government Memo., 2nd read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.3719, Part-I, dated.24.03.2023. In the letter 4th read above, the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam has reported that, the Draft Variation Notification was published in two daily News Papers, calling for objections & suggestions and upon publication of notification, Sri EAS Sarma has filed an objection on the subject matter and stated that, the MOEFCC notified the Kambalakonda as wild life sanctuary Eco-Sensitive Zone and among other things, requested to comply with the MOEFCC notification before proceeding further. In turn, the Metropolitan Commissioner, VMRDA., Visakhapatnam obtained remarks from the DFO., Visakhapatnam, and the DFO in his letter, dt.02.05.2023 has informed that, "the subject land falls outside the Eco-sensitive zone. Hence this proposal does not require to referred to the Eco-sensitive zone Monitoring Committee. Further, the applicant has paid the Conversion charges and Publication charges as advised by the Government. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:25.05.2023.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

**Y.SRILAKSHMI**
**SPECAIL CHIEF SECRETARY TO GOVERNMENT**

To
The Commissioner of Printing, Stationery and Stores Purchase,
Andhra Pradesh, Vijayawada.

**(P.T.O)**

The Metropolitan Commissioner, VMRDA., Visakhapatnam.
The Commissioner, GVMC., Visakhapatnam.

**Copy to:**

The applicant – **through** the M.C., VMRDA., Visakhapatnam District.
The District Collector, Visakhapatnam District.
SF/SC.

**// FORWARDED BY ORDER //**

**SECTION OFFICER.**

## APPENDIX
## NOTIFICATION

The following variation to the land use envisaged in the Master Plan for Visakhapatnam Metropolitan Region sanctioned in G.O.Ms.No.136, MA&UD Department, dated:08.11.2021, which is proposed in exercise of the powers conferred by Section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 is hereby published.

The site is falling in Sy.Nos.70/1P, 70/3P 72/1, 72/2, 72/3, 72/4, 72/5, 72/6, 72/7, 72/8, 72/9,72/10, 73/P & 74/3 of Gambheeram (V), Anandapuram (M), Visakhapatnam District, admeasuring an extent of Ac.11.50cts (OR) 55, 660 Sq.yds. The boundaries which are given in the scheduled below which was earmarked as Eco-sensitive Zone in Visakhapatnam Metropolitan Region (VMR) Master Plan Sanctioned in G.O.Ms.No.136, MA&UD Department, dt.08.11.2021 is now designated as Mixed Use zone-2 (BAIA) which was shown in Visakhapatnam Metropolitan Region (VMR) Master Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, subject to the conditions that:

## VARIATION

1. The applicant has to submit registered sale deed document for the remaining extent of Ac.0.09cts, covered in Sy.no.72/8 of Gambheeram village located in between the applicant's land at South West corner and for the said land, before coming for development of site.
2. The title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority / GVMC., Visakhapatnam, before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.
3. The owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
4. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed;
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
6. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act; and

**Contd.,3**

7. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

## SCHEDULE OF BOUNDARIES

**Parce-1 (North part):**

| | | |
|---|---|---|
| North | : | Vacant Land in sy.no.70p, 73p of Gambheeram (V) & Prop. 18mts wide Master Plan Road. |
| East | : | Partly Govt. land & Partly Zeroithy land. |
| South | : | 12Mts. to 18Mts. wide existing road. |
| West | : | Govt. land (Vagu). |

**Parcel-2 (South part):**

| | | |
|---|---|---|
| North | : | 12Mts. to 18Mts. wide existing road. |
| East | : | Partly Govt. land & Partly Zeroithy land. |
| South | : | Govt. land (Vagu). |
| West | : | Govt. land (Vagu). |

**Y.SRILAKSHMI**
**SPECAIL CHIEF SECRETARY TO GOVERNMENT**

**SECTION OFFICER.**